

PRINTING SERVICES BUILDING ADDITION
Approved For Release 2000/09/14 : CIA-RDP86-00244R000200520011-6

A goal in Agency master planning is the consolidation of offices and directorates. This construction, as proposed below, contributes to this by consolidating the Office of Logistics. In addition the Building Planning Staff master planning is geared to a multiple building, low profile, campus-type approach leaving as much of the natural terrain and vegetation in tact as possible, and not detracting from or competing with the esthetics of the Headquarters Building. The addition to the Printing Services Building adheres to each of these principles; it will have only three floors above ground and will practically become a wing of the Headquarters Building with the construction of the connecting tunnel. (The tunnel will accommodate personnel, utilities, and services.)

The Printing Services Building Addition, as a portion of the Agency's master planning, provides for the consolidation of components which are scheduled to be located on the Headquarters compound. As one aspect of this phase of master planning, the Agency could return to GSA the "second class" Magazine Building with a net space savings of 12,115 square feet. The release of the Magazine Building will provide a cost savings to the Government of \$301,267 in rental per year; it will also provide to the Agency an annual recurring savings of \$65,000 through reduction in the guard force, plus additional savings through reduced transportation requirements, reduced courier and messenger service, reduction in telephone mileage charges, and sizeable savings in personnel time expended in travel to and from Headquarters and Rosslyn.

25X1A The present building houses a printing plant and the addition will provide for consolidating those Printing Services Division (PSD) functions which are presently in PSB, 2 in Hqs. & paper storage at [REDACTED]. The construction of humidity controlled space for paper storage is a necessity in present day computerized printing. Present techniques for conditioning paper are barely satisfactory. The storage requirements at [REDACTED] will be greatly reduced and could release up to 4,000 square feet for other storage requirements.

It follows that as long as you have a warehousing requirement not only for PSD but for Building Services Branch (BSB/LSD), it is logical to consolidate warehousing into one location for greater efficiency. This construction will provide replacement storage space and release potential office space now used for bulk storage in the Headquarters Building of approximately 4,000 square feet.


In consolidating the Ground Floor Printing Plant (Ground Plant) with the other printing activities, approximately 7,000 square feet of additional Headquarters space would be freed to meet urgent expansion requirements.

As part of this construction, a pedestrian and services tunnel will connect the Headquarters and expanded Printing Services Buildings and provide for services; i. e., extensions of the Headquarters pneumatic tube systems, secure telephone lines, etc.

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	<u>Sq. Ft.</u>	<u>Personnel</u>	
OL from Headquarters	21,582		25X1A
OL from Ames	40,482		
OL New Reqmt (Storage)	16,000		
OF from Ames	<u>3,265</u>		
Net Total	81,329		
Net to gross add	<u>40,665</u>		
Gross Total	121,994		

Parking Space Reqmt - New - $229 \div 1.5 = 153$ spaces

* To PSB Addition

To New Garage or Remain @ Hqs.

LSD

To Garage

BSB	17
ADS/SM&FB	<u>19</u>
	36


MPB	34
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Hqs. (remain)

PSD

LSD

Ground Plant	36
Graphics	<u>8</u>
	44

O/Chief	9
7th Fl Plant	24
BSB (Sup Rm)	4
	7

Carrier Maint.	8
Mail & Courier	44
Exec. Kitchen	7
MPB	3
Telephones	<u>28</u>

RECD

HEB	10
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TOTAL	<u>90</u>
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TOTAL	<u>168</u>
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25X1A

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BPS/OL

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(Item D)

Estimate for Site Work & Exterior Utilities
1974 Costs

Site Work:

A. Communications tunnel from Hqs. 600 l.f. @ \$272/l.f.	= 163,200
B. Site improvements and security lighting	= 7,200
C. Landscaping, retaining walls, earthwork (LS)	= 33,000
Site Work Subtotal	<hr/> \$203,400

Utilities:

A. Electric power: Connected demand - 90-100 KW	= 33,000
Emergency 50 KVA @ \$220/KVA	= 11,000
B. A/C - 400 tons @ \$440 per ton	= 176,000
C. Heating - 500 l.f. steam line @ \$110/l.f.	= 55,000
D. Water - 12" line tap & supply, 22 l.f. @ \$100/l.f.	= 2,200
E. Sewer - 1 ea 8" line lines, 550' @ \$16/l.f.	= 8,800
F. Trash - facilities for class & unclass disposal	= 22,000
G. Communications Costs @ \$88/l.f. of tunnel + \$2,000 terminal charge	= 54,800
Total Construction Cost	<hr/> \$566,200

Summary:

Construction Costs	\$566,000
10% GSA design	57,000
6% GSA S.I.O.H.	34,000
Total	<hr/> \$657,000

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